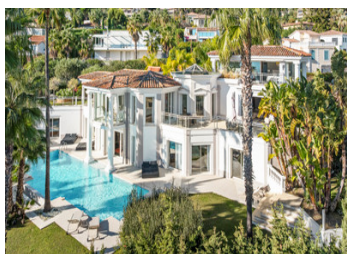


A Confidential Sea-View Villa on the Hills of Cannes



INFORMATION

Town:	Vallauris
Department:	Alpes-Maritimes
Bed:	6
Bath:	6
Floor:	495 m2
Plot Size:	2400 m2

IN BRIEF

An exceptional villa on the hills of Cannes, offering absolute tranquillity and sea views.

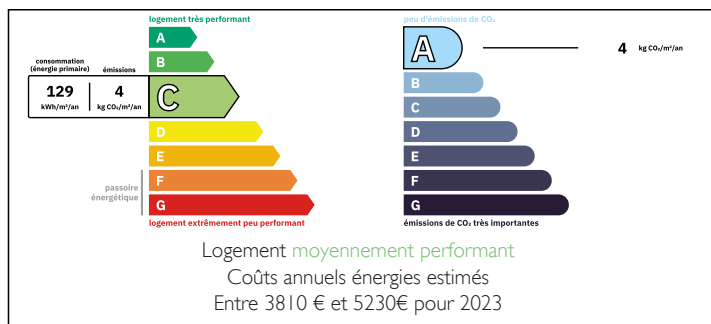
Just minutes from the Croisette, the beaches and the heart of Cannes, this elegant Florentine-style villa is set within a prime residential environment, enjoying complete privacy and calm. Slightly elevated, the property benefits from open panoramic sea views and exceptional natural light throughout the day.

The interiors offer generous, well-balanced volumes with a refined Mediterranean atmosphere, opening seamlessly onto terraces and landscaped gardens. The villa features six elegant bedroom suites, designed for comfort and privacy, along with a separate staff studio.

Set within 2,400 sqm of landscaped grounds, the property is centred around a beautiful lap pool, ideal for relaxation and entertaining. Garages, multiple parking spaces, lift access and quality amenities complete this rare offering.

A discreet and exclusive Cannes address for an

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

A discreet address on the hills of Cannes, where absolute tranquillity meets the sea.

Just minutes from the Croisette, iconic beaches and the vibrant heart of Cannes, this Florentine-style villa is set within one of the city's most sought-after residential enclaves. Slightly elevated and entirely private, the property enjoys open panoramic sea views and abundant natural light throughout the day, thanks to its ideal south-facing position.

From the moment you arrive, the villa impresses with its generous proportions, timeless Mediterranean elegance and serene atmosphere. The reception areas are filled with light and open seamlessly onto terraces and landscaped gardens, creating a natural flow between indoor and outdoor living. A fireplace, open vistas over the sea and the Lérins Islands, and beautifully balanced volumes define a refined yet welcoming lifestyle.

The villa offers six elegant bedroom suites, each with its own bathroom, designed to ensure privacy, comfort and tranquillity for family and guests alike. The principal suite, with its spacious layout, dressing room and refined bathroom, provides a true private retreat. A separate staff studio completes the property, offering flexibility and discreet day-to-day living.

Set within approximately 2,400 sqm of landscaped grounds, the villa is enhanced by mature trees and a stunning lap pool, the centrepiece of outdoor life. Sun-drenched and shaded terraces invite moments of relaxation, entertaining and quiet contemplation, all year round, in a truly privileged setting.

A double garage, multiple parking spaces, lift access to all levels and high-quality amenities complete this rare offering.

A truly exceptional Cannes...

LOCAL TAXES

Taxe habitation: EUR

NOTES